



ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
P.O. Box 8044
Madison, Wisconsin 53708-8044
TDD #: (608) 264-8777

Jim Doyle, Governor
Jack L. Fischer, A.I.A., Secretary

Wisconsin Department of Commerce, Bureau of PECFA Bid Document

SECTION 1 - Scope of Work

The Bureau of PECFA is seeking competitive bids to perform remedial services for a petroleum release from a regulated petroleum product storage tank system. This bid is for a specified work scope. The site upon which bids are being solicited is:

Bid Round: 55
Comm #: 53932-9703-03-A
BRRTS #: 03-11-306148
Site Name: Schmid Property
Site Address: 203 N Main St, Fall River, 53932
Site Manager: Rachel Greve
Address: 3911 Fish Hatchery Rd
City, State Zip: Fitchburg, WI 53711-5367
Phone: 608-275-3220
e-mail: rachel.greve@wisconsin.gov
Bid Manager: Brian F. Taylor
Address: P.O. Box 8044
City, State Zip: Madison, Wisconsin 53708-8044
Phone: (608) 266-0593
e-mail: Brian.Taylor@Wisconsin.Gov

Bid-Start Date:	June 9, 2008
Questions must be received by (See Section 2 (B)):	June 23, 2008, 4:00 PM
Responses will be posted by (See Section 2 (B)):	July 11, 2008
Bid-End Date and Time:	July 25, 2008, 4:00 PM

The case file, including report(s) and other pertinent information upon which bids are being sought, are available for review at the Site Manager's location listed above. Please contact the Site Manager for an appointment to review the file.

Copies of report(s) and other pertinent information are available for purchase at the location listed below. If pertinent information is not available, please contact the Site Manager.

Ivize-Madison, 1 E Main, Madison, WI 53703
Phone: (608) 663-1041 Fax: (608) 663-1045

SECTION 2 – Site-Specific Bid Requirements

General Comments

Schmid Oil was a gasoline service station from the 1960's through 1988, when two 1K gasoline USTs were reportedly removed. The site is currently residential. In 2001, petroleum contamination was discovered in soil and groundwater. Contamination originates from the former tank bed and pump island and extends north and west under Main and Bradley Streets. The North Branch of the Crawfish River is approximately 100' northwest of the site.

Site soils consist of silty fine sand with lean silt and clay layers to a depth of 8-13 ft below ground surface (bgs). This overlies sandstone and dolomite bedrock, the top 5 feet of which is weathered. Depth to water is 6-9 feet bgs. Groundwater flow is west to northwest (toward the Crawfish River) and has an upward gradient of 0.03-0.05.

Soil borings show high levels of petroleum contamination in the former tank bed (8.5 feet bgs to ≥10 feet bgs) and the former pump island (1.5 feet bgs to 10.5 feet bgs). Free phase petroleum is present in MW-2 with a maximum reported thickness of 0.45 feet.

Minimum Remedial Requirements

Excavation

Contaminated soil shall be remediated by means of soil excavation and off-site disposal. The area of the excavation shall include but not be limited to the area around the former pump island, including MW-2 and SB-2. In this area, the excavation shall extend to the bedrock surface (approximately 8-10 feet bgs). In addition, all direct contact hazards (NR 746.06 Table 1 or Table 2 exceedances) present in the upper four feet need to be addressed. For the purposes of the bid, an estimated 225 tons of contaminated soil should be excavated and disposed of off site. The use of field screening or other appropriate technology is required in order to segregate clean excavated soil from contaminated soil for disposal.

The excavation shall be back-filled with clean soils segregated during excavation activities, as well as with imported, clean materials of equal or lower permeability. The backfill must be thoroughly compacted. Confirmation base and sidewall samples must be collected in accordance with DNR guidelines and analyzed for petroleum volatile organic compounds (PVOCs) and naphthalene.

The cost to fulfill *all* landfill requirements for waste characterization analysis prior to soil disposal must be included. Be aware that Toxicity Characteristic Leaching Potential (TCLP) documentation and sampling requirements vary depending on the landfill. Therefore, bidders must include a line-item cost for TCLP sample collection and analysis, to be used if required.

Monitoring Well Replacement

Monitoring well MW-2 will have to be abandoned prior to excavation activities and subsequently replaced. The replacement well (MW-2R) should be installed to the same depth as the well it is replacing, and the abandonment and well installation must comply with ch. NR 141, Wis. Adm. Code. The new well shall be surveyed according to the requirements of ch. NR 141. Well installation documentation must be included in the remedial construction documentation report.

Groundwater Monitoring

Following the remedial excavation and well replacement, conduct two years of semi-annual groundwater monitoring. All wells should be sampled on each monitoring round, regardless of the presence of free product. Analyze groundwater for PVOCs and naphthalene. If free product is present, its thickness should be recorded, and it should be removed by bailing or pumping. Measure groundwater elevations at all wells and the river on each sampling round. The sump in the basement of the on-site residence shall be sampled one time for PVOCs and naphthalene (since water is not always present in the sump, sampling will need to be conducted when water levels are high).

The bid shall include costs for disposal of all investigative/remediation wastes.

Reporting

Upon completion of excavation and well replacement activities, a detailed remedial construction report, documenting the excavation activities and analytical results shall be prepared and submitted to DNR and Commerce.

After the first year of monitoring, submit a report detailing the results of groundwater monitoring activities. The report should include (but not be limited to) laboratory results and groundwater elevations in tabular form (cumulative with historical data), free product thicknesses (if present), lab reports, and groundwater flow diagrams for each sampling round.

Completion of SOW/Closure Submittal

While this is not a bid to closure, there is a possibility of attaining closure at the conclusion of the scope of work (SOW) conducted under this bid. Upon completion of the SOW discussed above, evaluate site conditions and all historical soil and groundwater analytical data, and evaluate the potential for closure consistent with the requirements of ch. NR 726, WI. Adm. Code. Bid responses will include a separate cost to prepare and submit a complete closure report (including DNR Close Out Form) and GIS Registry packet (and all other closure-related costs), for closure consideration by the DNR, if justified by site conditions. The closure report must include all historical data and activities, together with the data results and documentation of the work completed in accordance with this bid.

If closure cannot be realized upon completion of the SOW discussed above, then a final report of data results and documentation of the work activities complete in accordance with this bid shall be submitted to the DNR and Commerce. If closure is not realized, then the cost cap established by this bid will be modified less the amount of the closure-related costs.

SECTION 3 - Reporting Timeframes

Within *60 days* of the Commerce notification of the maximum reimbursement amount, the responsible party (RP) must execute a written contract with one of the firms that submitted a bid. Failure to execute the written contract within this time will result in ineligibility of interest expenses incurred from the date of the reimbursement cap letter until a contract is executed and work commences at the site. Work must commence within *45 days* of signing a contract. There are specific reporting requirements in Comm 47.70 to monitor the progress of activities at each bid site and there may be additional reporting requirements outlined above. The consulting firm that is contracted to complete the scope of work is required to report the progress of this site to Commerce electronically on the web site at each of the following points:

1. Within fourteen days of executing or terminating a contract with the RP.
2. Three months after entering into the contract with the RP.
3. Twelve months after beginning the work in the successful bid, unless the project is completed before that time (point 6 applies).
4. Twelve months after submitting the previous report (point 3), unless the project is completed before that time (point 6 applies).
5. No later than 10 days after encountering a change in circumstances (the list of circumstances is in Comm 47.70 (3)).
6. No later than 30 days after completing the work.
7. As directed by Commerce.

If Commerce determines that the consulting firm is failing to make adequate progress to complete the scope of work, Commerce will notify the RP and may reduce the reimbursement to accurately reflect the work completed.

Claim Submittal

A claim must be submitted to Commerce within 120 days of submitting the report described in *Reporting Timeframe, point #6*. If a claim is not submitted by the deadline described above, interest costs from the date the report (point #6) is submitted to the date the claim is received will not be reimbursed to the claimant. The claim preparation cost must be included in the Total Bid Amount and is considered within the reimbursement cap.

Questions and Answers

Questions, answers and interpretations will be considered an amendment of this solicitation. All questions must be submitted in writing (fax and electronic mail submittals are acceptable) to the Bid Manager identified in Section 1 of this solicitation. All answers and interpretations shall be in writing from the Bid Manager. Neither the PECFA program nor Commerce shall be legally bound by any amendments or interpretations that are not in writing. Bidders are not to contact other personnel located within the Department of Commerce/Bureau of PECFA concerning the site or the bid solicitation between the Bid Announcement Date and Bid End Date. No further questions will be addressed after the deadline for submitting questions identified in Section 1.

SECTION 4 - Conditions of Bid

The successful bidder will be the entity that complies with all provisions of the bid and provides the lowest total cost, excluding interest, for the site-specific bid requirements described in Section 2. In preparing the bid, the bidder must assume compliance with all applicable codes, including, but not limited to, §Comm 46, §Comm 47, and §NR 700 Wis. Admin. Codes.

The bid Commerce selects to determine the least costly method of remedial action will be the least costly qualified bid. Commerce will rank the bids solely on the basis of cost. Evaluation of bids will continue until the least costly qualified bid is identified. Submittals from an individual or firm during their period of disqualification from bidding, submittals received late and for submittals without a certified commitment (performance assurance and/or signature) will not be considered as bids. Commerce may disqualify a bid for the following reasons:

- Requirements of the bid specifications have not been met.
- The remedial strategy is not appropriate to the geologic setting.
- A Total Bid Amount is insufficient to fund the activities described in the bid specifications.

Commerce reserves the right to reject any and all bids.

Any proposed technology or methods used in the remediation must be allowed for use in the State of Wisconsin and approvable by the agency with jurisdiction (Natural Resources or Commerce).

The bidder Commerce intends to select may be required to provide input to and attend a meeting with the PECFA program and the claimant to explain the bid and remedial approach.

If a bid is disqualified, Commerce will provide written notification to any individual or firm that submitted a disqualified bid. The notification shall specify the reasons for the disqualification, and inform the individual or firm of their right to protest or appeal the decision. If a bid is more costly than the bid Commerce intends to select, the bid will not be reviewed.

The *Notice of Intent* will identify the least costly bid, disqualified bid(s) and bid(s) not reviewed. The *Notice of Intent* will be sent to the RP and will be posted on PECFA's Internet Web site.

SECTION 5 - Instructions to Bidders

Between the bid start and end dates, bidders shall not discuss or attempt to negotiate any aspects of the bid with the RP, other potential bidders or program staff without prior approval of the Bid Manager identified in Section 1. Infractions will result in rejection of the violator's bid and may result in a formal complaint being filed with the Department of Regulation and Licensing.

If access to the site is necessary for the preparation of a bid, access shall be arranged through the Bid Manager. If the Bid Manager is not able to arrange site access, this will not delay the bid process nor negate the comparison and selection from among the bids submitted. All costs associated with a site visit or preparation of a bid will be the bidder's responsibility.

The Bidding Process must conform to the following:

1. The Bid Response shall address all the site-specific bid requirements identified in Section 2.
2. The total bid amount to accomplish the stated goal must include all fees, reporting costs, pre- and post-closure costs and costs for establishing restrictions or institutional controls, when applicable (interest costs are excluded).
3. The submittal must include a copy of the Bid Response document signed by a Professional Engineer, Professional Geologist, Hydrologist or Soil Scientist licensed by the State of Wisconsin. The appropriate registration number of the professional license must be included. Registration requirements are listed in Comm 5.
4. Bids *cannot* be faxed or sent electronically (email) to the program. Documents received by fax or email will not be considered.
5. Bids, amendments thereto or withdrawal requests must be received by 4 pm on the bid end date.
6. The consulting firm's name must be included and all pages of the Bid Response.
7. All costs must be printed (ink, typewritten or computer). Errors must be crossed out, corrections entered and initialed by the person signing the bid. Correction fluid is not allowed. No bid shall be altered or amended after the time specified for the bid end date.
8. Each bidder shall fully acquaint themselves with conditions relating to the scope and restrictions attending to the execution of the work under the conditions of this bid. The failure of a bidder to acquaint themselves with existing documented conditions shall in no way relieve any obligation with respect to this bid.
9. All amendments to and interpretations of this bid shall be in writing from the Bid Manager. Neither Commerce nor the program shall be legally bound by any amendment or interpretation that is not in writing.
10. This bid is intended to promote competition. If the language, specifications, terms and conditions, or any combination thereof restricts or limits the requirements in this bid to a single source, it shall be the responsibility of the interested bidders to notify the program in writing so as to be received five days prior to the opening date. The bid may or may not be changed; however a review of such notification will be made prior to award.

SECTION 6 - Bidder Disqualification

Commerce may disqualify from public bidding any individual or firm that has committed any of the following (Comm 47.67 (1) (a)):

1. Failed to complete the scope of work within the reimbursement cost cap established through public bidding.
2. Failed to complete the scope of work in a bid in a timely manner.
3. Failed to follow DNR rules on the bid project.
4. Received one or more notices from Commerce under s. Comm 47.62 (2) that assess the financial management of an investigation as unacceptable.
5. In any prior occurrence that has been publicly bid, failed to do either of the following:
 - a. Pay subcontractors after receiving payment for them.
 - b. Obtain lien waivers on or before the date of the final payment by the RP or the PECFA program, from all subcontractors paid under subd. 5. a.
6. Failed to execute a contract with the RP as required in s. Comm 47.69 (1).
7. Failed to commence work within 45 days after executing a contract, as required in s. Comm 47.69 (3).

Commerce may disqualify any individual or firm from performing further work on a project if the individual or firm has not completed any of the six reporting points required in Comm 47.70 and outlined in Section 2 of this bid document. Commerce will review and address the issue as stated in Comm 47.70 (4).

BID RESPONSE

(1st Page)

Department of Commerce PECFA Program

SITE NAME: Schmid Property

COMMERCE #: 53932-9703-03

BRRTS #: 03-11-306148

Submit Bid Response To: Cathy Voges
Public Bid Response
Department of Commerce PECFA Bureau
201 W Washington Ave, Madison WI 53703-2760 or
PO Box 8044, Madison WI 53708-8044

Consulting Firm Name: _____

Complete Mailing _____

Address: _____

Telephone: () - _____

Fax Number: () - _____

E-mail Address: _____

Bidder (check one that applies):

<input type="checkbox"/>	Professional Engineer	License # _____
<input type="checkbox"/>	Professional Geologist	License # _____
<input type="checkbox"/>	Hydrologist	License # _____
<input type="checkbox"/>	Soil Scientist	License # _____



Use this box to certify (by marking with a check or X) a commitment to complete the work described in the bid specifications in its entirety for the Total Bid Amount proposed below. Failure to provide this performance assurance will disqualify this bid response. Providing unsolicited qualifications and/or contingency statements in your bid submittal will disqualify the bid response.

Total Bid Amount: \$ _____

Print Name: _____

Title: _____

I certify that I have the authority to commit my organization or firm to the performance of the bid I have submitted.

Signature: _____

BID RESPONSE

(2nd Page)

Department of Commerce PECFA Program

SITE NAME: Schmid Property

COMMERCE #: 53932-9703-03

BRRTS #: 03-11-306148

Consulting Firm Name: _____

A bid will be considered non-compliant if the bid response does not include a separate tabulation of costs for each activity.

1	Excavation (225 tons)	\$
2	Replacement of Monitoring Well (MW-2)	\$
3	Groundwater Monitoring (8 quarterly events) Costs will include free product removal	\$
5	SOW Reporting	\$
6	Closure Costs (GIS, Well Abandonment, Closure Report)	\$
7	PECFA Claim Preparation	\$
8	Total Bid Amount	\$
CONTINGENCY COSTS (Will be Approved and Added to the Bid Cap as Needed)		
•	Collection and Analysis of TCLP Soil Samples for Landfill Disposal	\$